



MINUTES OF THE REGULARLY CALLED MEETING OF THE
CITY COUNCIL
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, OCTOBER 18, 2016 at 6:00 P.M.
16100 Wharf Cove, Volente, Texas 78641

Present

Mayor Ken Beck
Mayor Pro Tem Steve Baker
Council Member Bill Connors (arrived at 6:32 p.m.)
Council Member Kit Hopkins
Council Member Andy Fogarasi
Council Member Kristi Belote

Absent

Also in Attendance

A. ITEMS OPENING THE MEETING

1. Call to Order
Mayor Beck called the meeting to order at 6:30 p.m.
2. Call Roll
Nicole Vicuna, Acting City Secretary, called roll. A quorum was declared.
3. Pledge of Allegiance
All stood for the Pledge of Allegiance.
4. Approval of the minutes from February 11th, August 16th, August 18th, August 25th, September 13th, September 20th, September 29th and October 4th all from 2016.
Council Member Hopkins expressed that the agenda packets need to go out sooner for review by Council.
August 16th and August 18th not complete, tabled until next scheduled meeting. September 13th previously approved.
Council Member Connors motioned to approve the minutes of February 11th, August 25th, September 20th, September 29th and October 4th, with Mayor Pro Tem Baker's proposed amendments. Council Member Fogarasi seconded the motion. Motion passed unanimously.
5. Village Reports
 - a. Financial Reports
Due to the fact that the reports are preliminary, Council Member Hopkins explained that it would be wiser to wait for final reports before discussing the report in depth.
At a citizen's request, Mayor Beck and Council Member Connors explained the financial aspect of the Ratcliff agreement and stated the account is now up to date.
 - b. Committee Reports
 - Public Safety – The Committee has decided to postpone their planned event until late March.
 - Parks – Due to strong renewal in interest in parks and trails the committee will be meeting in a couple of weeks.
 - Public Relations and Communication – Council Member Belote stated that she will provide her report during discussion of item C4.

c. Mayor's Report

Mayor Beck combined the Public Works report with the Mayor's report. During the new fiscal year public works is planning to resurface roads. Step one will be vetting engineering firms that will possibly help the Village with the bidding process for the project.

The BCRUA will be having a breakfast meeting on October 27th to discuss the creation of an Interlocal agreement.

The five mayors of Point Venture, Briarcliff, Lago Vista, Jonestown & Volente, have created a small coalition and meet on a monthly basis to reach out to parties they would like to meet with. On September 28th they will be meeting with Senator Kirk Watson to discuss various issues to include the requirement to publish notices. In November they will meet with State Representative Paul Workman to discuss the same issues.

Franklin has provided their editorial review and requested a teleconference to discuss their findings.

Mayor Beck reported that a realtor contacted him requesting information about a 56 acre portion of a property that has been foreclosed on. Upon researching Mayor Beck discovered the property was a part of the PDD.

B. CITIZEN COMMUNICATIONS.

Jan Yenawine, 15600 FM 2769, expressed his approval of someone coming in to take over the PDD.

C. GENERAL BUSINESS AND ACTION ITEMS

1. Presentation and request from Ross McCuiston for a procedural requirement waiver of the preliminary replat for the property located at 8301 Lime Creek Road pursuant to the Subdivision Ordinance Sec. 31.118(A).

Ross stated his request to have the preliminary replat waived explaining that it is a simple project dividing one lot into two, and the lots will share a driveway/easement.

Mayor asked for citizen comments.

David Gordon, 15761 Booth Circle, asked if planning and zoning will have this presented to them.

Mattie Adams, Booth Circle, thinks it would be great to have fewer driveways in that area.

Ross asked for clarification as to what his next steps would be. Council Member Hopkins explained that he still has to go to planning and zoning for variance and final plat.

2. Discussion and possible action on the request from Ross McCuiston for a procedural requirement waiver of the preliminary replat for the property located at 8301 Lime Creek Road pursuant to the Subdivision Ordinance Sec. 31.118(A).

Council Member Fogarasi motioned to waive the preliminary replat requirement for the property located at 8301 Lime Creek Road. Council Member Connors seconded the motion. Motion passed with unanimous consent.

3. Presentation, review, discussion, and possible action regarding the Capital Metropolitan Program.

Mayor Beck reported that he received an email expressing that there are still obligations the Village must fulfill. The next step is to meet with the City Attorney to decide what to do next.

4. Update, discussion, edits, and possible direction or action on the proposed zoning ordinance.

Citizen David Gordon, 15761 Booth Circle, commended Council and Planning and Zoning on their work. He went over his proposed actionable edits, included in the packet, skipping number 1 Non-conforming structures to be discussed later. Many of the edits were typographical, some edits called out contradictions and inconsistencies within the proposed ordinance, and others helped clarify intent.

David Gordon then went back to 1 Non-conforming structures to discuss his thoughts on his interpretation of Council's proposed ordinance. He expressed concern that this section can be interpreted in various ways, the writing needs to be concise. He stated that the ordinance should not be on the website because Council has not decided what they want.

Council Member Connors explained his opinion to the audience regarding non-conforming structures and why council should revisit the ordinance.

Jan Yenawine stated that cost is a red herring. Council is looking at one building and trying to write an ordinance around it, and that is wrong. Many of the older buildings cannot be built up on existing walls. I

David brought up that the traffic analysis requirement is very costly and unnecessary.

Planning and Zoning Chair Richard Roucloux, 8140 Joy Road, stated that he is concerned about the amount of time Council has spent on this matter when recommend changes could have been passed back to Planning and Zoning to make. He would like to get Planning and Zoning on the same page as Council.

Kyle Christian, VJ's 15401 FM 2769, asked for clarification as to limited impervious cover.

Planning and Zoning Commissioner Nancy Carufel, Joy Road, explained that the Commission's intent was to recommend that non-conforming structures could build up in the setback.

Joyce Beck, Booth Circle, would like to see Council and Planning and Zoning meet prior to the Town Hall meeting to address any issues.

At this time Mayor Beck closed public comments.

Council discussed, revised and edited definitions. Council Member requests sending the Manufactured Home and Mobile Home definitions to legal. Council Member Belote reminded Council that legal has already been consulted on this matter.

Revisions and edits were made to Division 2: Zoning Districts and Regulations, Sections 30.108, 30.111, 30.115, 30.116, 30.118, 30.123, and 30.129.

Revisions and edits to Division 5: Administration, Section 30.136, 30.138, 30.139, 30.140, and 30.146.

Revisions were made to the footnotes on Chart 1.

Council discussed how to address the issues with non-conforming structures. Mayor Beck will consult the City Attorney and TML about non-conforming structures receiving variances.

- a. Review and confirm schedule
- b. Review, edit, and possible approval of zoning matrix

Item tabled until next meeting.

D. ITEMS CLOSING THE MEETING

Joint work session scheduled for October 24th at 6pm

1. Announcement of new items and request of additional items on the Future Agenda List
Not discussed.
2. Adjourn
There being no further business to discuss, the meeting adjourned at 10:13 P.M.

Approved this 17th day of January, 2017.

Signed:

Attest:

Ken Beck, Mayor

Nicole Vicuña, Acting City Secretary